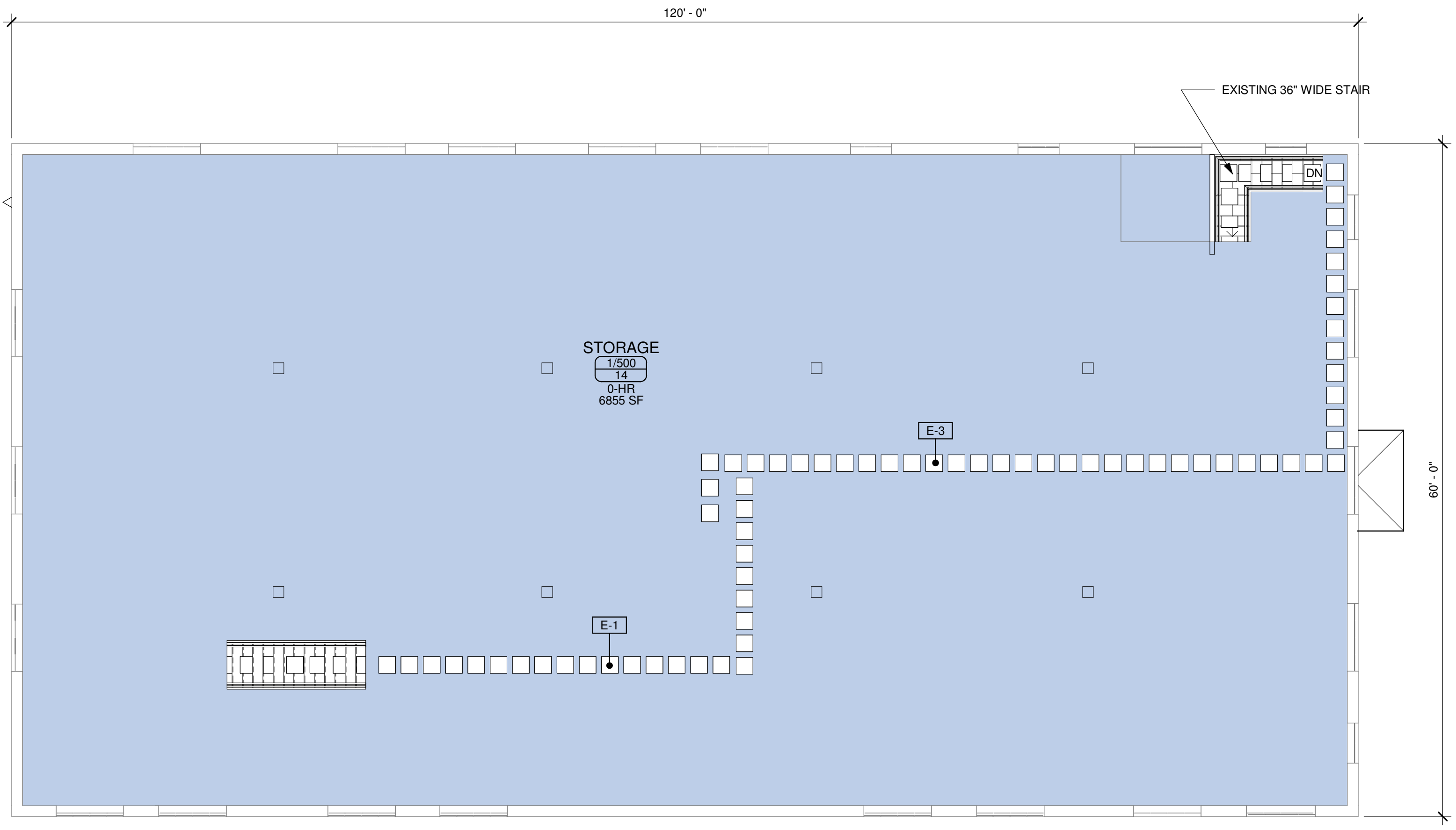


1ST FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"



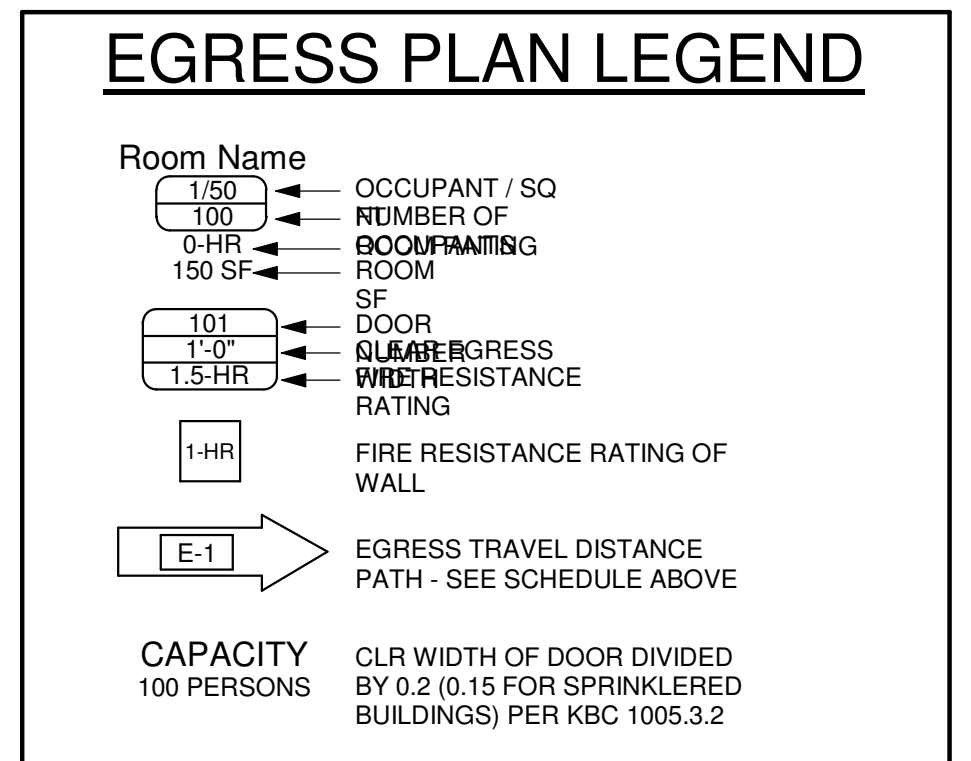
2ND FLOOR LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

EGRESS ROOM SCHEDULE

Number	Name	Egress Rating	Egress Occupancy Style	Area	Occupant / SF Ratio	Calculated Occupancy	Occupant Load	Egress Width - Other - S	Egress Width - Stairs - S
Business (gross)									
101	BREAK ROOM	0-HR	Business (gross)	334 SF	1/100	3.343539	4	13/16"	1 7/32"
102	BATHROOM	0-HR	Business (gross)	103 SF	1/100	1.025065	2	13/32"	19/32"
103	WOMEN	0-HR	Business (gross)	56 SF	1/100	0.555176	1	3/16"	5/16"
104	MEN	0-HR	Business (gross)	53 SF	1/100	0.531324	1	3/16"	5/16"
Business (gross): 4				546 SF		5.455104	8	1 19/32"	2 13/32"
Warehouse									
100	STORAGE	0-HR	Warehouse	6254 SF	1/100	12.507971	13	2 19/32"	3 29/32"
200	STORAGE	0-HR	Warehouse	6855 SF	1/500	13.710008	14	2 25/32"	4 7/32"
Warehouse: 2				13109 SF		26.217979	27	5 3/8"	8 1/8"
6				13654 SF		31.673083	35	6 31/32"	10 17/32"

EGRESS TRAVEL DISTANCES

PATH	EGRESS DISTANCE	COMMENTS
E-1	125' - 0"	FROM SECOND FLOOR - FOLLOWS SLOPE OF STAIR
E-2	94' - 3"	MOST REMOTE ROUTE
E-3	136' - 11"	FROM SECOND FLOOR - FOLLOWS SLOPE OF STAIR



CODE SUMMARY - CONT'D

STAIRWAYS - KBC 1011 & 1019
THE NEW STAIR IS CONSTRUCTED TO MEET THE REQUIREMENTS OF KBC 1011. TOTAL VERTICAL RISE IS 11' - 9" WITH MINIMUM HEADROOM CLEARANCE OF 86". THE NEW STAIR IS 44" WIDE (CLEAR) AND THE EXISTING STAIR IS 36" WIDE. THE SECOND FLOOR HAS AN OCCUPANT LOAD OF LESS THAN 50 PERSONS (KBC 1011.2 EXCEPTION #1) ALLOWING THE EXISTING STAIR TO MEET CURRENT CODE EVEN THOUGH ALLOWED BY THE IBC 1012.4.2. THE STAIRWAYS ARE NOT REQUIRED TO BE ENCLOSED PER KBC 1019.3 - ITEM 1: STAIRWAYS SERVE AND ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORIES.

ACCESSIBILITY - IBC 1012.8.2
THE BUILDING IS UNDERGOING A COMPLETE CHANGE IN OCCUPANCY. THE EXISTING FRONT ENTRY WILL BE ALTERED TO ALLOW FOR AN ACCESSIBLE RAMP. THIS WILL REQUIRE A COMPLETE RECONSTRUCTION OF THE FRONT PORCH TO ALLOW FOR THE WIDEST POSSIBLE LANDING. HOWEVER, SPACE IS LIMITED BETWEEN THE BUILDING AND THE SIDEWALK AND ROADWAY. IT MAY BE TECHNICALLY INFEASIBLE TO PROVIDE ALL THE REQUIRED LANDING CLEARANCES AT THE FRONT DOOR. 42" MIN + WIDTH OF THE DOOR (36"). LANDING WILL BE SIZED TO THE MAXIMUM ACHIEVABLE DIMENSIONS. ACCESSIBLE PARKING AND ROUTES WILL BE PROVIDED AS REQUIRED.

PLUMBING FIXTURES (815 KAR 20:191):
TWO NEW ACCESSIBLE RESTROOMS WILL BE CONSTRUCTED TO PROVIDE ADEQUATE FIXTURE COUNTS FOR A STORAGE OCCUPANCY. THESE WILL BE IN ADDITION TO AN EXISTING, UNISEX RESTROOM. THERE ARE NO FIXTURE COUNT REQUIREMENTS FOR S-1 TYPE OCCUPANCY BUT THE REQUIREMENTS FOR MERCANTILE OCCUPANCIES HAS BEEN USED FOR REFERENCE.

APPLICABLE BUILDING CODES
2015 IBC, 2018 KBC FIRST EDITION (2015 IBC), KENTUCKY PLUMBING CODE & ANSI A117

USE GROUP CLASSIFICATION
S-1

CONSTRUCTION CLASSIFICATION
TYPE III-B

LFUCG ZONING ORDINANCE ZONING CLASSIFICATION
I-1

ALLOWABLE BUILDING AREA:

FRONTAGE INCREASE

FRONT: 60'-0" $W = (L_1 \times W_1) + (L_2 \times W_2) \dots / F$

RIGHT: 120'-0" $W = 22$

LEFT: 120'-0" $If = \left[\frac{F}{P} - 0.25 \right] \frac{30}{W}$

REAR: 0 $If = 0.42$

TOTAL OPEN PERIMETER (F): 300

BLDG PERIMETER (P): 360'-0"

MIN WIDTH OF R.O.W. (W): 22'

TABULAR AREA (A1 - TABLE 506.2): 17,500 SF

FRONTAGE INCREASE (If - 506.3): 0.42

$Aa = At + [At \times If]$

ALLOWABLE BUILDING AREA (Aa): 24,850 SF

ACTUAL BUILDING AREA

FIRST FLOOR: 7,000 SF

SECOND FLOOR: 7,000 SF

TOTAL: 14,000 SF

ALLOWABLE BUILDING HEIGHT
USE GROUP (KBC TABLES 504.3 504.4) 2 STORIES / 55' - 0"

ACTUAL BUILDING HEIGHT
2 STORIES / 35' - 6"

CODE SUMMARY

OVERVIEW:
THIS PROJECT IS RENOVATION OF A 14,000 SF BUILDING. THE BUILDING WILL BE OCCUPIED BY AN ONLINE FURNITURE RETAIL COMPANY AND WILL BE USED PRIMARILY TO STORE FURNITURE. THIS WILL REQUIRE A COMPLETE CHANGE IN OCCUPANCY TO THE EXISTING BUILDING PER IBC 1001.2.2. THE EXISTING OCCUPANCY IS (F-1) FACTORY (ORIGINALLY A COFFIN FACTORY). THE NEW OCCUPANCY CLASSIFICATION IS (S-1) STORAGE. THE EXISTING BUILDING IS OF TYPE III-B CONSTRUCTION AND NON-SPRINKLERED. THE TABULAR ALLOWABLE AREA FOR A NON-SPRINKLERED, S-1 OCCUPANCY IN A TYPE III-B BUILDING IS 17,500 SF (KBC 506.2) WHICH IS GREATER THAN THE TOTAL AREA OF THE BUILDING (7,000 SF PER LEVEL). THE HEIGHT OF THE EXISTING BUILDING IS TWO STORIES TALLING APPROXIMATELY 35' - 4" WHICH IS BELOW THE ALLOWABLE HEIGHTS INDICATED IN KBC TABLES 504.3 AND 504.4. THE CHANGE IN OCCUPANCY FROM F-1 TO S-1 IS A CHANGE TO AN EQUAL HAZARD CATEGORY IN ALL TABLES IN IBC 1012.

A NEW STAIR HAS BEEN ADDED TO THE SECOND FLOOR PROVIDING TWO MEANS OF EGRESS FROM THE SECOND FLOOR AND TWO ADDITIONAL RESTROOMS COMPLYING WITH THE ADA GUIDELINES ARE BEING INSTALLED. ONE EXISTING STAIR WILL REMAIN BUT WILL HAVE HANDRAILS ADDED TO IMPROVE ITS SAFETY. AN EXISTING DOORWAY AT THE REAR OF THE BUILDING HAS BEEN CONVERTED TO AN EXIT AND A NEW STOOP AND STAIRS PROVIDED.

FIRE SUPPRESSION
THE BUILDING IS NOT PROTECTED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH KENTUCKY BUILDING CODE 906.2.1 AND NFPA 13 PER 903.2

FIRE SEPARATIONS
STRUCTURAL FRAME (KBC TABLE 601):
FOR III-B CONSTRUCTION NO FIRE RESISTANCE RATING IS REQUIRED FOR THE STRUCTURAL FRAME

FLOOR CONSTRUCTION (KBC TABLE 601):
FLOOR CONSTRUCTION WOOD ON TIGER FRAMING OVER A CRAWLSPACE. FOR III-B CONSTRUCTION NO FIRE RESISTANCE RATING IS REQUIRED FOR FLOORS

ROOF CONSTRUCTION (KBC TABLE 601):
FOR III-B CONSTRUCTION NO FIRE RESISTANCE RATING IS REQUIRED FOR ROOFS

BEARING WALLS (KBC TABLE 601):
THERE ARE NO INTERIOR BEARING WALLS IN THE EXISTING BUILDING. EXTERIOR BEARING WALLS ARE REQUIRED TO BE 2-HR FIRE RESISTANCE RATED CONSTRUCTION FOR III-B CONSTRUCTION. EXISTING WALLS ARE TRIPPLE WYTHE BRICK WHICH MEET THE PRESCRIPTIVE FIRE RESISTANCE THICKNESS FOR 2-HR WALLS IN KBC TABLE 721.1(2). ADDITIONALLY, THE CHANGE IN OCCUPANCY IS TO AN EQUAL HAZARD CATEGORY PER IBC 1012.6 ALLOWING THE WALLS TO AUTOMATICALLY MEET THIS REQUIREMENT.

SEPARATIONS (KBC TABLES 508.4 & 509):
NO FIRE RESISTANCE RATED SEPARATIONS ARE REQUIRED.

SMOKE PARTITIONS (KBC 710):
SMOKE PARTITIONS PER KBC 710 - SEAL ALL JOINTS AND PENETRATIONS WITH APPROVED MATERIAL TO LIMIT FREE PASSAGE OF SMOKE - EXTEND TO UNDERSIDE OF CEILING CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE - APPROVED SEALING MATERIALS TO MAINTAIN THEIR INTEGRITY AT 400°F MIN.

HEIGHT AND AREA HAZARD CATEGORY - IBC 1012.5
REFER TO THE EGRESS ROOM SCHEDULE, AND THE DOOR AND ROOM TAGS ON THE LIFE SAFETY PLAN (THIS SHEET) FOR INFORMATION ABOUT OCCUPANCY AND EGRESS WIDTHS. SINCE THE CHANGE IN OCCUPANCY IS TO AN EQUAL HAZARD CATEGORY PER IBC 1012.5 THE HEIGHT AND AREA ARE ACCEPTABLE. HOWEVER, THE ALLOWABLE HEIGHT AND AREAS ARE GREATER THAN THE ACTUAL HEIGHTS AND AREAS OF THE BUILDING PER KBC 504.3, 504.4 AND 506.2. SEE BREAKDOWN THIS PAGE.

OCCUPANCY AND EGRESS WIDTH - KBC 1004 & 1005
REFER TO THE EGRESS ROOM SCHEDULE, AND THE DOOR AND ROOM TAGS ON THE LIFE SAFETY PLAN (THIS SHEET) FOR INFORMATION ABOUT OCCUPANCY AND EGRESS WIDTHS.

EXITS AND EXIT ACCESS - IBC 1012.4 & KBC 1006, 1007, & 1009
PER IBC 1012.4, THE CHANGE TO A NEW OCCUPANCY OF THE SAME HAZARD CATEGORY THE EXISTING STAIR NEED ONLY COMPLY WITH THE REQUIREMENTS OF KBC 905. HOWEVER, THE EXISTING STAIRWAY WILL BE EQUIPPED WITH HANDRAILS COMPLYING WITH KBC 1014. THE NEW STAIR SHALL COMPLY WITH THE REQUIREMENTS OF KBC 1011. PER IBC 1012.4.3 THE EXISTING EGRESS CAPACITY IS ACCEPTABLE. HOWEVER, WITH THE NEW STAIR AND EXIT, THE BUILDING WILL COMPLY WITH THE EGRESS REQUIREMENTS OF KBC 1006, 1007 AND 1009 AS WELL.

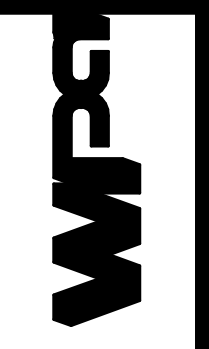
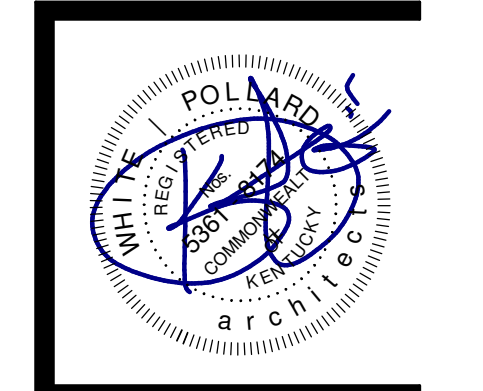
COMMON PATH OF EGRESS TRAVEL (KBC TABLE 1006.2.1):
ALL SPACES WITH THE EXCEPTION OF RESTROOMS HAVE TWO MEANS OF EGRESS.

EXIT ARRANGEMENT (KBC 1007):
THE BUILDING DIAGONAL IS 131' - 6" AND THE TWO EXITS ARE 120' - 0" APART. THIS IS GREATER THAN 1/2 THE LENGTH OF THE DIAGONAL DISTANCE.

EXIT ACCESS TRAVEL DISTANCE (KBC TABLE 1017.2):
THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE FOR A NON-SPRINKLERED S-1 OCCUPANCY IS 200'-0". PER THE EXIT ACCESS DISTANCE SCHEDULE AND GRAPHICALLY INDICATED EGRESS PATHS ON THE LIFE SAFETY PLANS (A & B / A001) THE PATHS SHOWN ARE LESS THAN THE MAXIMUM SPECIFIED IN KBC TABLE 1017.2.

NOTE: THE EXIT ACCESS TRAVEL PATH MODELED ON THE LIFE SAFETY PLANS FOLLOWS THE SLOPE OF THE STAIRS AS REQUIRED BY KBC 1017.3.1.

EGRESS SIGNAGE - KBC 1013 AND ANSI A117.1: SECTION 1110
REFER TO 3.1 NEW WORK FLOOR PLAN AND ELECTRICAL SHEETS FOR LOCATIONS OF EGRESS SIGNAGE. THE EXISTING MAIN ENTRY IS AN ACCESSIBLE EXIT TO THE NORTH.



LIFE SAFETY PLANS AND NOTES
RENOVATION OF
741 PRICE AVENUE
 Lexington, KY

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 859.469.9177

I hereby certify that I am a duly licensed Professional Engineer in the State of Kentucky, License No. 230, and that I am the author of the design shown on this drawing. I am not providing any services on this drawing that I am not licensed to provide. I am not providing any services on this drawing that I am not licensed to provide. I am not providing any services on this drawing that I am not licensed to provide.

RJA
 07 JUNE 2019

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